

**CITY OF LOS ANGELES  
California**

**SYLMAR NEIGHBORHOOD COUNCIL**

**PRESIDENT:** Kurt Cabrera-Miller

**VICE PRESIDENTS:**

Administration: Felicia Bushwitz

Communication: Rebecca Zamora

**TREASURER:** George Ortega

**SECRETARY:** Kathy Bloom

**PUBLIC RELATIONS:** LaTonya Campbell



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**SYLMAR NEIGHBORHOOD COUNCIL**

**Planning and Land Use  
MEETING AGENDA**

**Wednesday, January 14, 2026, 6:30 pm**

**This meeting is held  
in person and via Zoom**

**Sylmar Neighborhood Council Office  
13521 Hubbard Street Sylmar, CA 91342**

**Please use the link <https://us02web.zoom.us/j/84419966911> to join webinar; and/or,  
Dial (669) 900-6833 enter ID 844 1996 6911 and Press # to join the Meeting via Phone**

**Peter Postlmayr / Leah Blose, Co-Chairpersons  
Committee Members – Cheri Blose, George Ortega, Patti Hug, Lucille Floresta**

The Agenda is posted for public review at the Sylmar Neighborhood Council Office, 13521 Hubbard Street, Sylmar, CA 91342. Agendas may also be found on the SNC website at [www.SylmarNC.org](http://www.SylmarNC.org). You may also subscribe to receive them via email through the City's Early Notification System (ENS) at the following link: <http://www.lacity.org/government/Subscriptions/NeighborhoodCouncils/index.htm>

Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte por correo electrónico [board@sylmarnc.org](mailto:board@sylmarnc.org) o por teléfono 818-833-8737 para avisar al Concejo Vecinal.

Public comment cannot be required to be submitted in advance of the meeting, only real-time public comment is required. If there are any broadcasting interruptions that prevent the public from observing or hearing the meeting, the meeting must be recessed or adjourned. If members of the public are unable to provide public comment or be heard due to issues within the Neighborhood Council's control, the meeting must be recessed or adjourned.

Every person wishing to address the Board must dial (669) 900-6833 and enter 844 1996 6911 and then press # to join the meeting. Instructions on how to sign up for public comment will be given to listeners at the start of the meeting.

**PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS** Comments from the public on agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the agenda that are within the Board's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Board meeting. Public comment is limited to 2 minutes per speaker, unless adjusted by the presiding officer of the Board.

*The Neighborhood Council system enables meaningful civic participation for all Angelenos and serves as a voice for improving government responsiveness to local communities and their needs. We are an advisory body to the City of Los Angeles, comprised of stakeholder volunteers who are devoted to the mission of improving our communities.*

- 1. Call to Order (1)**
- 2. Roll Call (1)**
- 3. Housekeeping:** Sign-in Sheets, Recording and Timekeeper, facilities information. Zoom meeting guidelines (4)
- 4. Public Comment on matters not appearing on the agenda. (10)**
- 5. Discussion and Possible Action to approve Meeting Minutes:** November 12th and December 10<sup>th</sup> Planning & Land Use Committee Meeting Minutes – (10)
- 6. Public Official and Community Representative Announcements & Presentations followed by Public Announcements (5)**
  - a. Questions / Comments about Announcements from Committee Members and Public.
- 7. Discussion and Possible Action: 13943 Balboa Blvd. Proposed CUB ZA-2025-5901-CUB <http://planning.lacity.org/pdiscaseinfo/numericcaseid/287457>** To allow the sales of beer and wine for on-site consumption in conjunction with a 660 sqft existing restaurant with 50 indoor seats, which is part of a 55,840 sqft go-kart amusement arena. Applicant, Chris Brooks MB2 Raceway, Representative, Henry Harutunyan. Planner, Lakshmi Gangamreddypalli, 213-978-1394, [Lakshmi.gangameddypalli@lacity.org](mailto:Lakshmi.gangameddypalli@lacity.org)
- 8. Discussion and Possible Action: 13760 Fenton Subdivision AA-2025-7047-PM-HCA to Turn 1 existing lot into 4 RE1 1-1 Lots – Parcel Map Housing Crisis Act.** Applicant Gerardo and Leticia Robledo 818-590-3850 [gerardorobledo@guanatostacos.com](mailto:gerardorobledo@guanatostacos.com) [elgera0227@hotmail.com](mailto:elgera0227@hotmail.com), Representative Henry Harutunyan, Integrity Property Group 818-207-0388 [henry@ipgworks.com](mailto:henry@ipgworks.com) – City Assigned Jojo Pewsawang
- 9. 13742 Gladstone Ave- 25019-20000-03006/B25VN23837** Notice of Proposed Demolition Notification. Permit Applicant Sarkis Sedavtyan 818-825-1332.
- 10. Follow Up on Past Discussions: Past Projects (15)**
  - a. Misc. –
  - b. 13916 Polk Street 40-Units 96,522 sf of floor area 0-parking spaces
  - c. 13315 Dronfield 354 Units
- 11. Committee Member Comments on subject matters within Committee's jurisdiction. (5)**

**12. Future Agenda Items:** Please e-mail the PLUC Chairs at [Leah.Blose@SylmarNC.org](mailto:Leah.Blose@SylmarNC.org) or [Peter.Postlmayr@SylmarNC.org](mailto:Peter.Postlmayr@SylmarNC.org) by the first of the month for that month's meeting.

### **13. Closing Remarks, Announcements, Acknowledgements and Adjournment (5)**

All Agenda items may include presentations, discussions and actions by the Committee for recommendations to the SNC Board of Directors. The Board of Directors may discuss the recommendations and take action on the item, which could result in a Community Impact Statement to the City and/or a position letter to a City agency.

The Stakeholders may comment on any Agenda item only when the item comes up for discussion. The Committee will determine the length of discussion and comment times. The attending stakeholders may be polled for their opinion on any Agenda item before the Committee takes action for a recommendation to the Board. Comments from the stakeholders on other matters not appearing on the agenda that are within the Board's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a stakeholder may become the subject of a future Board meeting.

Any Committee action may be reconsidered following the Meeting when the original action occurred. A Committee Member makes a Motion for Reconsideration and if approved another vote on the issue takes place based on the reasoning for the reconsideration. The Committee Member must have been on the prevailing side of the action/issue.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting by contacting the Department of Neighborhood Empowerment by calling (213) 978-1551 or email: [NCsupport@lacity.org](mailto:NCsupport@lacity.org)

#### **Public Posting of Agendas -**

Neighborhood Council agendas are posted for public review as follows:

- Sylmar Neighborhood Council Office - 13521 Hubbard St. Sylmar, CA 91342
- <http://www.SylmarNC.org>
- You can also receive our agendas via email by subscribing to L.A. City's Early Notification System (ENS)

#### **Notice to Paid Representatives -**

If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code Section 48.01 et seq. More information is available at [ethics.lacity.org/lobbying](http://ethics.lacity.org/lobbying). For assistance, please contact the Ethics Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto:ethics.commission@lacity.org)

**Public Access of Records -** In compliance with Government Code section 54957.5 non-exempt writings that are distributed to a majority or all of the committee in advance of a meeting, may be viewed by visiting our website at <http://www.SylmarNC.org> or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact committee Chairs **Peter Postlmayr at 818-833-8737** or email: [peter.postlmayr@sylmarnc.org](mailto:peter.postlmayr@sylmarnc.org) and **Leah Blose** email: [leah.blose@sylmarnc.org](mailto:leah.blose@sylmarnc.org).

#### **Reconsideration and Grievance Process -**

For information on the NC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the NC Bylaws. The Bylaws are available at our Board meetings and our website <http://www.SylmarNC.org>. Committee Meeting Minutes are available on the SNC website [www.SylmarNC.org](http://www.SylmarNC.org)